

# San Bernardino County Economic Forecast

San Bernardino is the largest county in the United States, comprising in excess of 20,000 square miles. About ninety percent of the county is desert; the remainder consists of the San Bernardino Valley and the San Bernardino Mountains.

Most of the population is centered in the western half of the county, due mainly to the availability of land, water, and access to major transportation facilities, such as Ontario International Airport.

The county population grew 2.5 percent in 2003, to 1.83 million. The city of Rancho Cucamonga is the fastest growing municipality in the county, with population growth at nearly 7 percent in 2002. More retail infrastructure is being planned for Rancho Cucamonga than in any other city of the county.

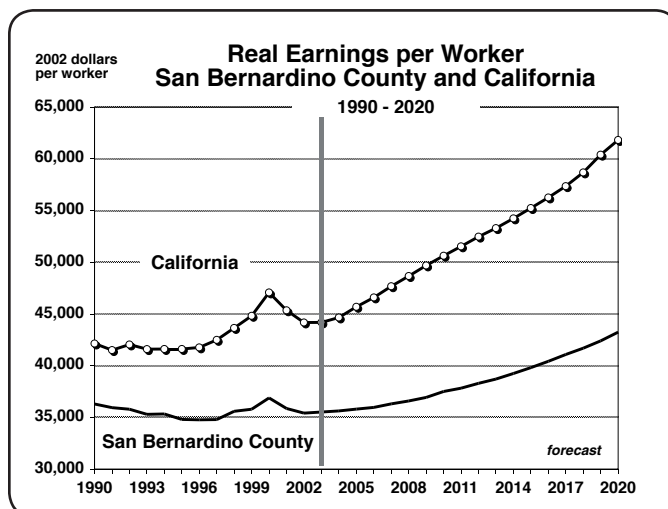
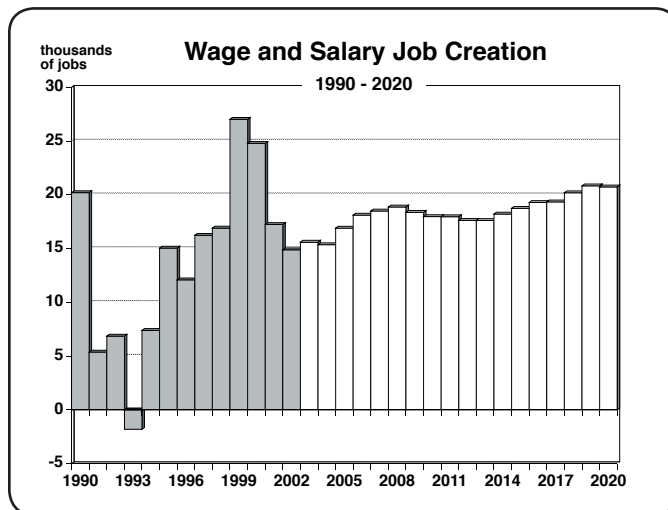
During this decade, Ontario Airport will rapidly expand freight and passenger service as Orange County declines to do so. Businesses wanting to expand in Orange and Los Angeles counties will move to more reasonably priced land and accommodations in Ontario, Fontana, Corona, Temecula, Riverside and other cities in the Inland Empire.

## Population – Selected Cities • January 2003

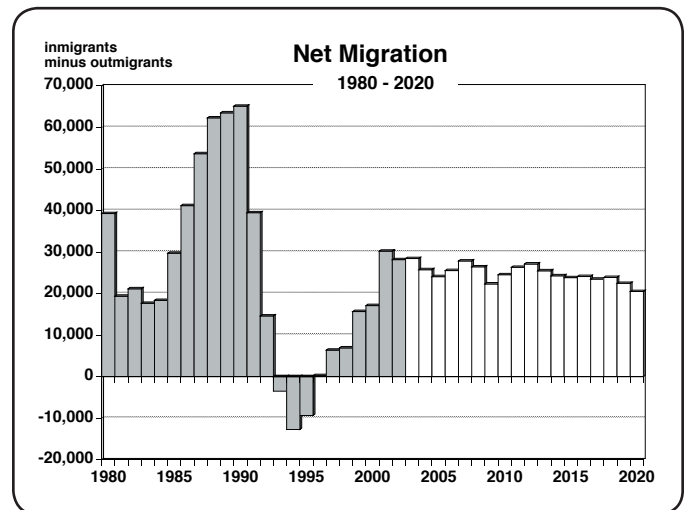
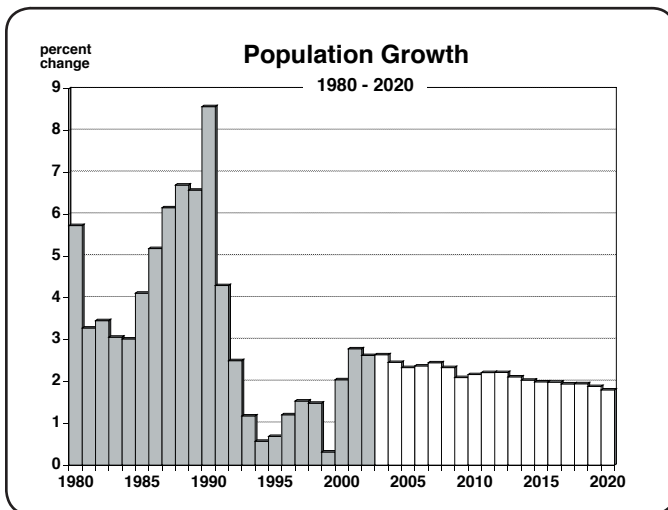
City	Population	2002-2003 % change
Apple Valley	58,900	3.2
Barstow	23,000	2.7
Fontana	145,800	4.3
Ontario	165,700	1.6
Rancho Cucamonga	146,700	6.5
San Bernardino	194,100	1.4
Victorville	72,500	4.0
<b>Total County</b>	<b>1,833,000</b>	<b>2.5</b>

## Forecast Highlights

- Forecast for Population: Net migration into the region averages 24,000 persons per year for the next 5 years. Population growth accelerates from 1.9 percent between 1997 and 2002 to 2.3 percent per year between 2003 and 2008.



- Forecast for Employment: Nearly 90,000 new wage and salary jobs are created between 2003 and 2008. The compound rate of growth between 2003 and 2008 is 2.8 percent per year. The unemployment rate is forecast to remain in a range of between 4.7 and 6 percent for the next several years.
- Forecast for Personal Income: Total inflation-adjusted personal income rises an average of 2.8 percent per year between 2003 and 2008. This compares to an average increase of 4 percent in real personal income between 1997 and 2002. Real per capita personal income increases 0.5 percent per year over the next 5 years.



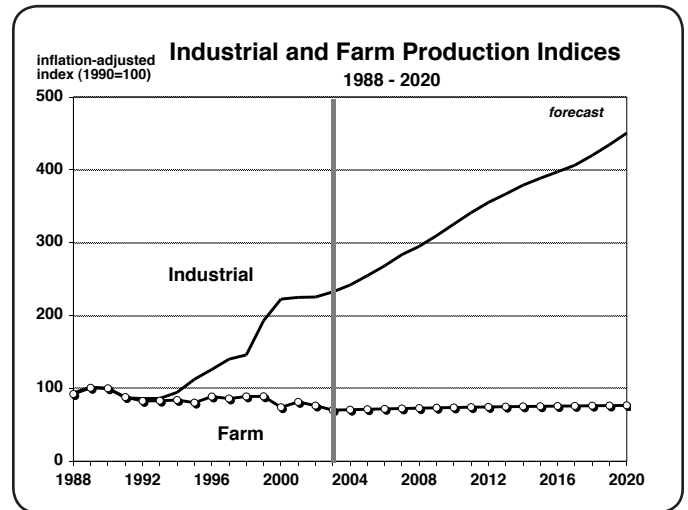
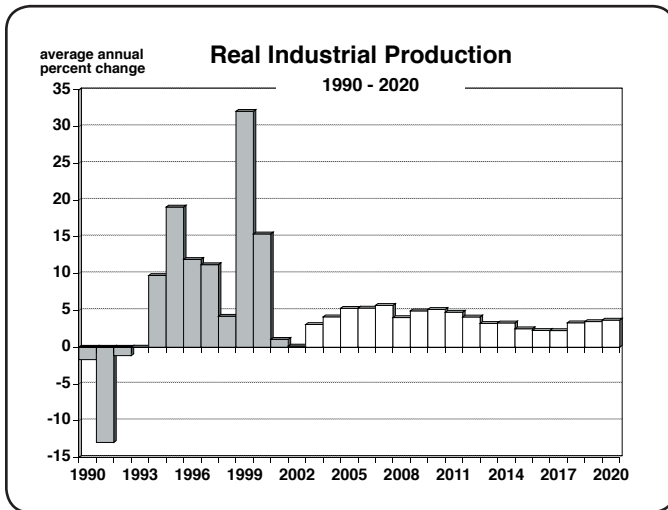
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### 1995-2002 History, 2003-2020 Forecast

	July Population (people)	Net Migration (people)	Registered Vehicles (number)	Households (thousands)	New Homes Permitted (homes)	Retail Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Farm Crop Value (millions)	Industrial Production (billions)
1995	1,609,000	-9,341	1,133	499.5	3,953	\$8.5	\$28.6	\$20,938	\$606.5	\$14.3
1996	1,628,400	266	1,150	502.9	5,014	\$8.9	\$29.6	\$21,049	\$681.3	\$16.1
1997	1,653,400	6,403	1,095	506.2	5,593	\$9.4	\$31.2	\$21,475	\$671.6	\$17.9
1998	1,677,900	6,936	1,167	510.9	6,113	\$10.0	\$33.4	\$22,387	\$703.5	\$18.6
1999	1,683,200	15,697	1,206	515.9	7,072	\$11.3	\$35.3	\$23,038	\$722.2	\$24.6
2000	1,717,600	17,129	1,266	526.9	6,580	\$12.8	\$38.9	\$24,073	\$620.0	\$28.4
2001	1,765,400	30,229	1,331	532.8	8,527	\$13.5	\$41.6	\$24,200	\$704.1	\$28.7
2002	1,811,700	28,179	1,369	539.1	10,608	\$14.1	\$43.6	\$24,065	\$678.7	\$28.7
2003	1,859,545	28,438	1,412	556.2	10,156	\$15.0	\$45.3	\$23,801	\$638.2	\$29.6
2004	1,905,259	25,759	1,440	568.4	11,120	\$15.8	\$47.4	\$23,751	\$659.1	\$30.8
2005	1,949,731	24,097	1,468	580.8	12,185	\$16.7	\$49.9	\$23,834	\$680.7	\$32.5
2006	1,996,011	25,555	1,500	593.5	13,117	\$17.6	\$52.7	\$23,992	\$702.4	\$34.2
2007	2,044,892	27,859	1,534	606.8	13,855	\$18.6	\$55.3	\$24,035	\$723.9	\$36.2
2008	2,092,631	26,459	1,572	620.6	14,463	\$19.6	\$58.3	\$24,218	\$745.5	\$37.6
2009	2,136,486	22,333	1,611	634.6	14,562	\$20.5	\$61.4	\$24,436	\$767.3	\$39.5
2010	2,182,793	24,545	1,650	648.6	14,475	\$21.6	\$64.6	\$24,547	\$790.9	\$41.5
2011	2,231,145	26,333	1,690	662.3	14,532	\$22.6	\$67.9	\$24,611	\$815.2	\$43.5
2012	2,280,591	27,141	1,732	675.9	14,436	\$23.6	\$71.4	\$24,706	\$840.0	\$45.3
2013	2,328,740	25,500	1,774	689.3	14,332	\$24.6	\$75.2	\$24,816	\$865.6	\$46.8
2014	2,376,078	24,300	1,819	702.6	14,409	\$25.7	\$79.2	\$25,012	\$890.2	\$48.3
2015	2,423,408	23,850	1,866	715.9	14,620	\$26.9	\$83.4	\$25,222	\$914.9	\$49.5
2016	2,471,516	24,125	1,916	729.4	14,947	\$28.1	\$88.1	\$25,475	\$941.0	\$50.7
2017	2,519,571	23,500	1,968	743.1	15,259	\$29.5	\$93.2	\$25,761	\$968.9	\$51.8
2018	2,568,653	23,888	2,023	757.1	15,859	\$30.9	\$98.6	\$26,093	\$996.4	\$53.5
2019	2,617,004	22,475	2,080	771.6	16,581	\$32.4	\$104.4	\$26,462	\$1,023.9	\$55.4
2020	2,664,102	20,500	2,137	786.6	16,910	\$34.0	\$110.5	\$26,898	\$1,050.6	\$57.5

- **Forecast for Average Salaries:** The average salary per worker in 2002 was \$35,400. Real inflation-adjusted salaries rise an average of 0.6 percent per year during the remaining 7 years of the decade. Average salaries are slightly higher in San Bernardino County than in Riverside County.

- **Forecast for Housing:** An average of 12,500 residential units are permitted per year during the next 5 years. This is a significant acceleration in housing production compared to the last 5 years when an average of 7,415 units were permitted per year in San Bernardino County. Real home values are forecast to rise an average of 5.4 percent per year.



Total Wage & Salary (000)	Farm (000)	Mining & Construction (000)	Manufacturing (000)	Transportation, Utilities (000)	Wholesale, Retail Trade (000)	Finance, Real Estate (000)	Services (000)	Government (000)
-----employment (jobs)-----								
446.4	4.5	21.3	54.4	29.3	117.5	15.6	108.8	94.8
458.5	4.4	22.4	57.6	30.1	119.8	15.9	110.9	97.5
474.7	4.2	24.0	60.1	30.9	123.6	16.3	116.2	99.4
491.6	4.1	26.3	63.9	33.1	124.8	16.6	122.1	100.8
518.6	4.1	29.5	67.7	35.3	128.7	17.0	131.5	104.9
543.4	4.0	32.6	71.2	36.6	137.1	16.9	137.1	108.0
560.7	3.9	34.8	71.2	37.2	140.5	17.9	144.9	110.4
575.5	3.9	35.5	68.7	37.2	144.5	18.6	150.1	117.1
591.1	5.0	35.9	69.6	38.5	150.9	19.3	151.8	120.2
606.5	5.1	36.5	70.8	40.0	156.9	19.7	154.4	123.0
623.4	5.3	37.3	72.6	41.5	163.1	20.0	157.7	125.9
641.5	5.4	38.1	74.6	43.2	169.5	20.2	161.7	128.8
660.0	5.5	39.0	76.8	44.8	176.0	20.4	165.5	132.1
678.9	5.5	40.0	79.2	46.2	182.6	20.5	169.6	135.4
697.3	5.5	40.9	81.3	47.7	189.2	20.5	173.4	138.7
715.3	5.5	41.7	83.4	49.2	195.9	20.5	177.1	142.0
733.2	5.5	42.4	85.4	50.6	202.4	20.4	181.1	145.4
750.9	5.5	43.0	87.3	51.6	208.9	20.2	185.5	148.8
768.5	5.5	43.5	89.0	52.4	215.1	20.1	190.6	152.2
786.7	5.5	43.9	90.7	53.3	221.1	20.0	196.4	155.8
805.4	5.5	44.4	92.3	54.2	226.9	19.9	202.7	159.5
824.7	5.6	44.8	94.0	55.2	232.6	19.7	209.7	163.3
844.1	5.6	45.2	95.6	56.1	238.0	19.6	216.9	167.1
864.3	5.7	45.7	97.5	57.0	243.4	19.5	224.5	171.1
885.1	5.7	46.3	99.7	57.8	248.6	19.4	232.4	175.2
905.8	5.7	46.9	101.8	58.5	253.6	19.3	240.6	179.3

